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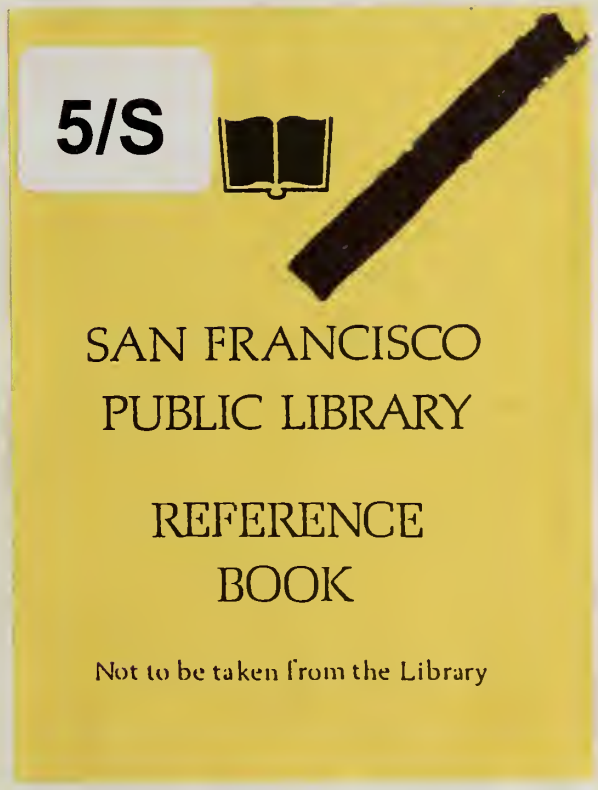
# CHINATOWN

# RECONNAISSANCE STUDY

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# INTRODUCTION

The purpose of the study is to determine the nature and costs of preparing a comprehensive plan for Chinatown and to indicate how such a plan might be carried out. The study was devised in recognition of the need for establishing policies, programs, and priorities for this important district of the city.

Our approach to the preparation of this report was to be as comprehensive as possible, to include matters of social as well as physical significance to the community. Social questions, however, are posed within the context of physical planning systems -- residence, recreation, education, public safety and health, commerce, industry, transportation, and urban design. A plan, for example, would deal with health only to the extent that physical facilities were adequate to carry out a proper health program. This requires an understanding of the nature and extent of the current and future needs of local health activities.

The report is divided into four sections. The first presents a series of policy issues by planning systems to illustrate both the variety and range of issues a Chinatown comprehensive plan might consider. These issues represent the kinds of policy decisions which would need to be made in the course of carrying out the planning study. Section Two contains a proposed outline for a comprehensive plan for Chinatown. It indicates in general terms what would be the content and structure of a plan. The third section presents a generalized description of a work program for the Chinatown Study. It discusses the kinds of information to be sought, surveys to be carried out, and a general order or phasing for completion of major work

items. Section Four consists of an appendix of statistical data for information and to provide a basis for certain planning issues identified in the report.

This report does not recommend area boundaries for a Chinatown plan. For the purposes of this reconnaissance study, it was felt that an indication of a core area and adjacent areas with large Chinese populations would enable the planning study, if undertaken, to identify community boundaries after more extensive evaluation.

The proposals presented in this report are based on an analysis and review of existing information and on the basis of interviews with residents and others concerned with Chinatown to seek the views, opinions, and suggestions of some of the people who live or work in the community. Finally, it should be noted that this study was initiated before the appointment of the Chinatown Fact Finding and Survey Committee. The City Planning Department anticipates that within the next six months this committee will be making its own recommendations concerning a variety of planning and community issues. These recommendations and others from community groups will be fully considered in any planning activities which the Department might undertake in Chinatown.

## Section I

### Policy Issues for a Chinatown Comprehensive Plan

This section illustrates the variety and range of issues a comprehensive plan for Chinatown might consider. The issues identified below are related to the series of planning sytems set forth in the introduction to this report and in the proposed plan outline.

A. Residence

1. What is the extent and nature of housing deficiencies in Chinatown? Should housing conditions be improved by means of public programs, private actions, or some combination of both?
2. Should housing be given a priority over other possible publicly sponsored developments?
3. Should present densities in the core area of Chinatown remain or should they be reduced to achieve a more even balance with residential areas adjacent to Chinatown? Or, might densities be increased and still provide for adequate housing standards?
4. Can or should programs be introduced to encourage movement of some households to less dense residential areas in the city?
5. If additional housing is constructed, for whom should it be built? What priorities should be given to special income groups or household types?

A. Residence (Continued)

6. Should private, nonprofit community organizations be established to aid in developing and rehabilitating housing for low- and moderate-income families and individuals?

7. Can or should city policies be established which will result in a more even racial balance in publicly sponsored housing programs and projects?

8. Can air rights be used to provide additional housing?

9. Can the housing code be adjusted in any way to improve existing conditions in Chinatown? What other means (and programs) can be used to increase housing supply and/or satisfy housing needs in the area?

10. Can housing be mixed with other uses (e.g., commercial, educational and public uses)?

B. Recreation

1. What kinds of facilities and open space should be provided and where should they be located?

2. Should special recreational space and/or programs be created for specific age or interest groups?

3. Should temporary recreational facilities and/or programs be developed?

4. Should air rights be used to provide recreational space?

5. Should development or recreational areas in Chinatown be given a priority over other possible developments, and if so to what extent?

6. Should a community center or auditorium be constructed for Chinese community activities such as the Chinese Opera?

7. Can programs be organized to make recreation facilities outside the area more accessible to the residents of Chinatown?

C. Education

1. If present schools are beyond capacity in enrollment, or if existing facilities are obsolete, should new schools be constructed in Chinatown or should some students be transferred to schools in other districts?

2. What is the status of existing library system in Chinatown and should additional library facilities be provided?

3. Should there be more educational facilities and programs designed for non-English speaking community residents?

4. Should educational improvements be given a priority over other public improvements in Chinatown, and, if so, at what standards of development?

D. Police, Fire and Health

1. Should additional police and fire facilities be provided or are existing facilities adequate?

2. Should residents be urged to utilize health facilities in other areas of San Francisco, or should comprehensive health facilities be provided within the community?

3. Should health facilities and services be given a priority over other uses in Chinatown?

4. Should special programs be devised to improve police,

fire or health protection in Chinatown? For example, should school health programs or programs for elderly people be expanded?

5. What is the status of private health care services and the level of service provided by private institutions in or near Chinatown?

E. Commerce

1. What is the long-range prospect of Chinatown's commercial trade? What market can it be expected to serve in the future? Is it expanding or contracting in volume and floor space needs? What market should it serve?
2. Do mixed commercial-residential structures present a special problem in the "core" commercial area?
3. Should special provisions and organizations be established to preserve and enhance the character of the commercial area?
4. Should additional off-street parking be constructed to serve the commercial business area and if so, where?
5. Should special steps be taken to preserve Chinatown commercial streets from possible encroachment of central business district uses?
6. Should all commercial activities be encouraged to centralize, or should existing small neighborhood nonconforming uses be permitted and continued?

F. Industry

1. What is the economic significance of existing industrial activity to Chinatown, the total city, the Bay Region?

2. What is the long-range future of existing Chinatown industrial activity? Should a comprehensive plan provide for this activity or should it be phased out over a period of time?
3. Should some of the present industrial activity in Chinatown be moved to an industrial location outside of the community, and if so, where?
4. What kinds of industrial activity in Chinatown should be encouraged and where should these activities be located?
5. Should existing restrictions on the development of industrial uses in Chinatown be revised?
6. Should industrial uses in Chinatown be combined in one structure with housing, recreation or other uses?

G. Transportation, Parking and Circulation

1. Should changes be made in the existing public transportation system to improve access to and egress from Chinatown to other areas of the city and to improve internal circulation?
2. Should additional off-street parking be provided in residential and commercial areas?
3. If additional parking should be provided, where should it be located in commercial areas and in residential areas?
4. Should there be permanent or limited traffic and parking restrictions in commercial areas to facilitate service deliveries and/or pedestrian circulation?
5. Should on-street parking be restricted in residential areas?

6. What traffic engineering changes are necessary to improve traffic flow?

7. Should an independent system of pedestrian walkways be established to facilitate pedestrian access?

H. Urban Design

1. How should the physical form of Chinatown relate to the evolving form of the office core area -- to the overall form of the Downtown area including Nob Hill, Jackson Square and Broadway?

2. Are there any sub-areas and buildings of architectural and/or historic value that should be preserved or restored? What treatment should they be given?

3. Given the need for open space, how and where should it be provided in design terms?

4. What kind of special streetscape treatment, if any, should be applied to various streets within Chinatown?

5. What programs should be applied to Chinatown to realize design goals?

6. How should design considerations relate to density, coverage and height problems in Chinatown?

I. Plan Effectuation Issues

1. What public and private resources are available for carrying out recommendations of a plan for Chinatown?

2. What would be the probable impact of alternative means of carrying out plan recommendations? How would such actions

directly or indirectly affect community residents? housing conditions? commerce? industry? the physical character of Chinatown?

3. If physical improvements should be made, how should such projects be phased?
4. What are the financial requirements and limitations of alternative means of plan effectuation?
5. Should a citizen community group be established to advise government agencies in carrying out needed improvements and to assist such agencies in formulating issues and solving problems on an on-going basis? If so, what should be the structure and composition of such a group?

Special Policy Issues

1. Should or can Chinatown remain the major reception center and first home for Chinese immigrants?
2. Should special programs be established to assist in the assimilation of Chinese immigrants to the United States?
3. Should city policies continue to be directed toward supplying facilities especially for its Chinese population or should a policy of integration be pursued?
4. Given the pressures for more land for housing, recreation and other uses, what should be the strategy of future developments? How should such priorities be carried out?

Section II

Suggested Outline for a Comprehensive Plan of Chinatown

I. INTRODUCTION AND PURPOSE

A. General description of the area

1. Identification of the physical boundaries

2. Characteristics of the population, existing and evolving.

B. Discussion of the need for policy guidelines and priorities

C. Community interest in a plan for Chinatown

1. Summary of interest in a study

2. Functions of the Major's Chinatown Fact Finding Committee

II. PLANNING FRAMEWORK

A. Establishment of community objectives

B. Role of citizen participation in the planning process

III. EXISTING CONDITIONS AND RECOMMENDATION (BY PLANNING SYSTEMS)

A. Residence

1. Characteristics of the existing housing supply in terms of number, size, occupancy, condition, location, etc.

2. Housing needs and deficiencies

3. Special problems relating to the provisions of additional housing

a. Residential

b. Open space

c. Vacant land

d. Community facilities

4. Policy issues and recommendations

B. Recreation

1. Types of existing facilities and programs

2. Needs for additional facilities or programs

3. Policy issues and recommendations

C. Education

1. Types of existing facilities and programs

2. Review of public school system

3. Needs for special programs or facilities

   a. English language training
   b. Adult education

4. Future educational needs

5. Policy issues and recommendations

D. Police, Fire and Health

1. Types of existing facilities and programs

2. Needs for additional facilities or programs

3. Multiple use proposals

4. Policy issues and recommendations

E. Commerce

1. Review of existing commercial activities in Chinatown

2. Employment opportunities and problems

3. Land ownership, values and controls

4. Role of Chinatown commerce in City, Bay Area and West

5. Market implications and future space requirements

6. Policy issues and recommendations

F. Industry

1. Existing industrial activities in Chinatown

2. Economic significance to Chinatown and city

3. Physical and economic factors affecting development of industrial activity in the community

4. Proposals for centralizing industrial activities

5. Policy issues and recommendations

G. Transportation, parking and circulation

1. Pedestrian and service access problems

2. Parking and traffic

a. Types and volumes of traffic
b. Street capabilities
c. Off-street parking facilities

3. Review of existing public transportation system

4. Policy issues and recommendations

H. Urban Design

1. Analysis of the physical character of the community

2. Coverage and height limits

3. Creation of open space

4. Historical buildings and landmarks

5. Policy issues and recommendations

IV. SPECIAL ISSUES

A. Immigration and population density

1. Problems of present densities

2. Review of immigration since 1960

3. Impact of continued immigration on needs for housing, jobs and community facilities

4. Needs for special programs to facilitate assimilation of immigrants

B. Problems imposed by language and cultural differences

C. Policy issues and recommendations

V. IMPLEMENTATION OF A COMPREHENSIVE PLAN FOR CHINATOWN

A. Examination of alternative public means of implementation

1. Capital improvements

2. Zoning

3. Clearance and rebuilding

4. Code enforcement and rehabilitation

B. Role of private investment and continuing citizens participation

C. Implications and conclusions

## Section III

## Work Program for the Chinatown Comprehensive Policy Plan

### Phase I. Establishment of Community Objectives

The first step in a work program should consist of drafting a statement of community goals and objectives with the participation of community residents and organizations. While a preliminary statement of goals and objectives should be developed at an early stage, this aspect of the study should continue on an on-going basis subject to revision as new information is developed and as the feasibility of achieving goals is ascertained.

### Phase II. Surveys and Analyses

The purpose of this phase is to provide the necessary information required to objectively evaluate alternative policy issues. It is anticipated that the following surveys and analyses are needed.

1. Comprehensive Community Field Survey

   A field survey of households living in Chinatown should be undertaken to up-date and correct omissions in existing data. This survey would include questions concerning the characteristics of residents, the condition of housing units, and residents attitudes toward the community itself, as well as their attitudes of adequacy of public and private facilities and services. Because the data derived from this survey will furnish some factual basis for decisions pertaining to more than one element of the comprehensive plan, the survey should be considered a major input of the planning study. Implementation of this survey will require services of a technical consultant and probably an interview team with Chinese-English bilingual speaking ability.

2. Community Services Analysis

The objective of this analysis is to review existing recreation, education, health, police, and fire services in Chinatown in order to estimate the needs for improvements and establish standards for types and locations of services. Information needed for this analysis could be provided by liaison with officials and staff members of the public and private agencies servicing the community and by the data gathered as a result of the community field survey.

3. Transportation, Circulation, and Parking Surveys

To evaluate the adequacy of public transportation, the existing circulation system, and the supply of off-street parking, several field surveys should be made including a transit origin and destination survey, an inventory of on- and off-street parking, traffic counts and a survey of parking demand. Some of the information required for this analysis should be collected as parts of other studies such as the community field survey and the commercial-industrial analysis (discussed below).

4. Investment Analysis

The nature of this analysis will be to ascertain the type and amount of change which has been produced in Chinatown over recent years as a result of private investment and development. Such an analysis would review public records of investment in the construction of new residential, commercial, or industrial structures; seek to delineate the key factors affecting private investment in Chinatown; estimate the nature and extent of private development in the community

which can be expected under present conditions; and consider the feasibility of alternative public actions which might encourage future private development.

5. Commercial and Industrial Analysis

An inventory and market survey of existing commercial and industrial establishments in Chinatown should be carried out. The inventory can be developed from existing data sources such as Sanborn maps and the Realty Index. Once this inventory has been established, a questionnaire survey should be conducted to provide information concerning market served, employment characteristics, floor space requirements and so forth.

6. Zoning Code Analysis

The purpose of this analysis would be to recommend changes, if any, in the present zoning requirements for Chinatown based on the need for achieving community planning objectives. This analysis should be carried out late in the overall planning process when community needs and objectives have been firmly established.

7. Urban Design Survey

It is anticipated that the city-wide urban design survey will provide some general standards or guidelines for Chinatown; however, several more detailed design studies should be carried out as a part of a comprehensive plan for the community. These studies would, for example, specify buildings in Chinatown of particular architectural merit or historical value; investigate design alternatives for treatment of streets or alleyways; evaluate possible sites for creation

of mini-parks; undertake design reviews of proposed new developments which might affect open space, views, or the overall physical character of the community; and consider means of broadening tourist interest in the commercial area of Chinatown by special design treatment such as the creation of a system of pedestrian walkways, etc.

8. Current Public Action Analysis

A survey of current, programmed and anticipated public actions affecting Chinatown should be made so that means can be established for coordinating programs and maximizing their benefits. This survey may be accomplished by a review of the annual Capital Improvement Program, and by regular contact with the various public agencies sponsoring the programs.

9. Policy Implementation Feasibility Study

Perhaps one of the most important studies which should be launched as part of the work program for a comprehensive plan for Chinatown is a feasibility study of alternative means of implementing policies directed toward achieving planning goals. This study should be structured to investigate not only traditional means of implementation such as zoning or urban renewal, but also to consider the potentials of other public and/or private means of achieving policy objectives. Estimates of the feasibility of alternative approaches should be developed based on their fiscal requirements and possible impact on the community.

10. Special Issues Analysis

The focus of this analysis will be the special problems of

Chinatown resulting from increased immigration. To be undertaken by a consultant, this study will seek to describe the special difficulties which immigrants face, and suggest means by which assimilation may be improved.

Phase III. Synthesis of Information

The third phase of the work program consists of synthesizing the information collected as a result of the research and surveys undertaken in Phase II so that policy statements can be drafted for each of the eight elements or systems of the plan. At this time, special considertaion should be given to assigning priorities for policies within and across each system. These preliminary statements should then be reviewed with community groups and with other public agencies.

Phase IV. Preparation of Preliminary Report

Preparation of the preliminary report will, of course, require drawing together each of the policy papers developed in Phase III along with the necessary intoductory material, maps and graphics. The preliminary report should then be reviewed by community groups, the Commission and public agencies.

Phase V. Preparation of Final Report

In this final phase, modifications and revisions to the preliminary report would be made based on the reactions and recommendations of the community groups and the staff. Publication of the report and presentation to the Planning Commission would follow and complete the work program.

CHINATOWN COMPREHENSIVE PLAN GENERALIZED WORK PROGRAM

| PHASE I | PHASE II | PHASE III | PHASE IV | PHASE V |
|---|---|---|---|---|
| Establishment of Community Objectives | Surveys and Analyses | Synthesis of Information | Preparation of Preliminary Report | Preparation of Final Report |
| 1. Recruit and Organize Staff | 1. Comprehensive Field Survey | 1. Development of Policy Papers<br>a. Residence<br>b. Recreation<br>c. Education<br>d. Safety & Health<br>e. Commerce<br>f. Industry<br>g. Transportation<br>h. Urban Design | 1. Synthesis of Policy Papers | 1. Modification and Revision of Preliminary Report |
| 2. Design Study | 2. Community Services Analysis | 2. Prepare Working Paper on Special Chinatown Issues (By Consultant) | 2. Formulate Implementation Programs | 2. Publication & Presentation of Final Report to Community and Commission |
| 3. Establish Preliminary Objectives | 3. Transportation, Circulation & Parking Survey | | 3. Review with Public Agencies, Community and Commission | |
| 4. Meetings with Community | 4. Private Investment Analysis | | | |
| 5. Prepare Contracts for Consultant Services | 5. Commercial, Industrial Survey | | | |
| | 6. Zoning Code Analysis | | | |
| | 7. Urban Design Survey | | | |
| | 8. Public Action Analysis | | | |
| | 9. Policy Implementation Analysis | | | |
| Time: 4 Months | Time: 10 Months | Time: 5 Months | Time: 2 Months | Time: 3 Months |

## Estimated Staff and Financial Requirements for a Chinatown Planning Study

### Alternative 1

Undertake the complete planning study as proposed, utilizing both Department staff and special consultant services.

A. Duration of Study: 24 Months

B. Department Staff Requirements

1. Full-time services of three new staff members for duration of project:

   One Planner IV (Project Director)
   One Planner III
   One Planner II

2. Part-time services of four existing Planners involved in on-going, related planning work, including transportation, urban design, housing and economics. They would act as resource people and would be utilized primarily as in-house consultants in matters relating to their specialties. It is estimated that one man-year from existing staff will be required.

3. The full-time services of a clerk-typist; in addition, a draftsman will be required, amounting to about one-third time for the duration of the study.

C. Consultant Services

1. One technical consultant will be required for the design of a survey sample.

2. A Chinese firm, working in conjunction with the consultant on survey design, will also be necessary to recruit and train a bilingual interview team to carry out the various field surveys.

D. Estimated Costs

| | |
|---|---|
| **New Staff** | |
| One Planner IV (24 Months) | $ 28,800 |
| One Planner III (24 Months) | 24,312 |
| One Planner II (24 Months) | 20,496 |
| **Existing Staff** | |
| Four Supporting Planners (3 Months) | 10,248 |
| One Draftsman (6 Months) | 4,770 |
| **Other Costs** | |
| Overhead* (.585 x Professional Salaries) | 43,060 |
| Consultants | 50,000 |
| Report Publication | 20,000 |
| Total Cost of Project | $ 201,686 |

Alternative 2

If a comprehensive planning study cannot be undertaken at this time, employ a senior-level staff person to work with the community in identifying issues, solving immediate problems, and continuing an analysis of the long-term needs and potentials of the community. A most important function of this staff member, however, would be to act as a liaison among the Planning Department, other city agencies and the community in coordinating public policies and programs to meet urgent community needs. It would be imperative that this staff member have the cooperation of various city agencies and have access to the Major's office so that all possible public resources would be available to him in carrying out these tasks.

*Includes clerical and administrative time, rent, utilities, supplies, materials and incidental expenses.

A. Department staff requirements

One Planner IV
One Planner I

B. Estimated costs (annual basis)

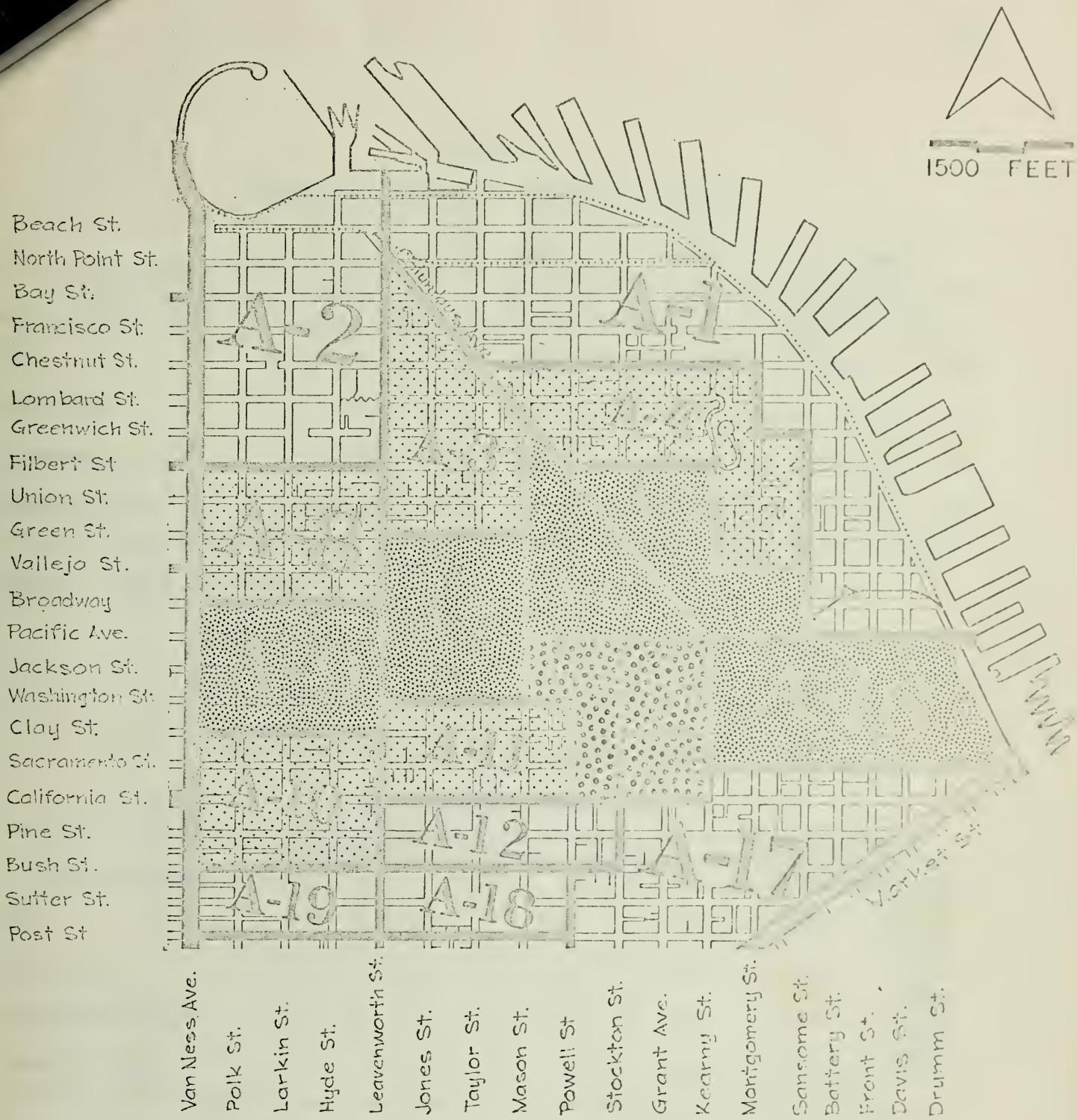
| | |
|---|---|
| Staff | $ 22,836 |
| Overhead | 13,359 |
| Annual cost | $ 36,195 |

## Section IV

## Data Appendix

One of the objectives of this reconnaissance study was to review and consolidate existing sources of information on Chinatown. This section of the report seeks merely to summarize most of the available statistical data descriptive of the Chinatown community. Much of the existing information is now out of date. The 1960 U. S. Census, for example, remains the primary source of information about the community even though there have no doubt been many changes in the area in the eight years since the Census was taken. It is for this reason that the work program for the comprehensive plan study includes a field survey of the community to up-date existing information.

In the series of tables which follow, three areas have been identified for purposes of analysis as boundaries of Chinatown. The "core" Chinatown area consists of census tracts (A-13, 14, and 15) in which the population in 1960 was more than 95 percent Chinese. The larger "residential" Chinatown area consists of census tracts (A-5, 6, 7, 9, 13, 14, 15, and 16) in which the population was 50 percent or more Chinese. Finally, the "expanded" Chinatown area consists of census tracts (A-3 through A-11, and A-13 through A-16) in which the population was at least 20 percent or more Chinese in 1960. The "expanded" Chinatown area includes a number of tracts in which there was a substantial increase in the number of Chinese households between 1950 and 1960, indicating a movement of households to these tracts. A map identifying each area is shown on the following page.




# CHINATOWN BOUNDARIES

CORE

Plus RESIDENTIAL

Plus EXPANDED CHINATOWN

TABLE 1

Number and Percent of Population by Race

| | White | | Negro | | Other | | Total | |
|---|---|---|---|---|---|---|---|---|
| | Number | % | Number | % | Number | % | Number | % |
| City | 604,403 | 82 | 74,383 | 10 | 61,530 | 8 | 740,316 | 100 |
| Core Area | 838 | 9 | 26 | .2 | 8,465 | 91 | 9,329 | 100 |
| Residential Area | 9,198 | 29 | 380 | 1 | 21,661 | 69 | 31,239 | 100 |
| Expanded Area | 26,922 | 49 | 411 | 1 | 27,758 | 50 | 55,091 | 100 |

Source: 1960 U. S. Census

TABLE 2

Number and Percent of Families by Income

Annual Income (1959)

| | $0-3999 | $4000-5999 | $6000-7999 | $8000-9999 | $10,000 & over | Total Families |
|---|---|---|---|---|---|---|
| City | 21% | 21% | 21% | 14% | 23% | (100%) 182,027 |
| Core Area | 41% | 34% | 12% | 5% | 8% | (100%) 1,613 |
| Residential Area | 24% | 24% | 20% | 13% | 19% | (100%) 4,291 |
| Expanded Area | 24% | 24% | 18% | 13% | 21% | (100%) 11,332 |

Source: 1960 U. S. Census

TABLE 3

Median Education of Persons 25 or More Years of Age

| Years of School | City | Core Area | Residential | Expanded Area |
|---|---|---|---|---|
| 0 | 3% | 45% | 24% | 17% |
| 8 Yrs. or Less | 28% | 25% | 28% | 26% |
| 1-3 Yrs. High School | 18% | 8% | 11% | 12% |
| 4 Yrs. High School | 27% | 11% | 17% | 20% |
| 1-3 Yrs. College | 13% | 6% | 11% | 13% |
| 4+ Yrs. College | 11% | 5% | 9% | 12% |
| Total 25 Yrs. of Age | 491,732 (100%) | 6,399 (100%) | 21,326 (100%) | 35,508 (100%) |
| Median | 12 Yrs. | 1.7 Yrs. | 8.2 Yrs. | 9.7 Yrs. |

TABLE 4

Average Number of Persons Per Household*

| | |
|---|---|
| City | 2.4 |
| Core Area | 2.1 |
| Residential Area | 2.1 |
| Expanded Area | 2.1 |

* A Household is defined as those persons living in a single housing unit. Hence, a single person living in a hotel room is counted as a household.

TABLE 5

Population Density Per Net and Residential Acre

| | Net Acreage | Density Per Net Acreage | Residential Acreage | Density Per Residential Acreage |
|---|---|---|---|---|
| City | 22,601 | 32.8 | 9,037 | 81.9 |
| Core Area | 40 | 230.7 | 10 | 885.1* |
| Residential Area | 224 | 147.4 | 88 | 355.5 |
| Expanded Area | 428 | 128.6 | 225 | 155.0 |

Source: 1961-64 Land Use Survey, San Francisco Department of City Planning

* This figure does not include secondary residential uses, which partially accounts for the extremely high density in the CORE area.

TABLE 6

Estimates of Chinese Immigration* to San Francisco, 1960-1966

| | |
|---|---|
| 1960 | 699 |
| 1961 | 612 |
| 1962 | 720 |
| 1963 | 1880 |
| 1964 | 1990 |
| 1965 | 3076 |
| 1966 | 5601 |

Source: Annual Report, U. S. Immigration and Naturalization Service, 1960-1966

* Includes both immigrants and refugees.

TABLE 7

Employment Characteristics of Males and Females

| MALES | Civilian Labor Force | Employed | Unemployed | Percent Unemployed |
|---|---|---|---|---|
| City | 211,765 | 197,636 | 14,129 | 6.7% |
| Core Area | 3,275 | 2,904 | 371 | 12.8% |
| Residential Area | 10,781 | 9,767 | 1,014 | 9.4% |
| Expanded Area | 18,374 | 16,915 | 1,459 | 7.9% |

Source: 1960 U. S. Census

| FEMALES | Labor Force | Percent Unemployed | Not in Labor Force | Percent Not in Labor Force |
|---|---|---|---|---|
| City | 141,722 | 5% | 161,730 | 53% |
| Core Area | 1,624 | 7% | 1,065 | 40% |
| Residential Area | 5,717 | 5% | 4,094 | 42% |
| Expanded Area | 11,976 | 5% | 8,805 | 42% |

Source: 1960 U. S. Census

TABLE 8

Means of Transportation to Work

| | All Workers | Car or Carpool | Railroad | Bus | Walk | Other | Work at Home | Not Reported |
|---|---|---|---|---|---|---|---|---|
| City | 100% | 39% | 0% | 37% | 11% | 1% | 5% | 7% |
| Core Area | 100% | 10% | 0% | 30% | 52% | 1% | 4% | 4% |
| Residential Area | 100% | 18% | 0% | 34% | 37% | 2% | 3% | 7% |
| Expanded Area | 100% | 22% | 0% | 36% | 30% | 2% | 3% | 8% |

Source: 1960 U. S. Census

TABLE 9

Number and Percent of Housing Units by Tenure

| | Total | Owner Occupied | Percent | Renter Occupied | Percent | Percent Other |
|---|---|---|---|---|---|---|
| City | 310,559 | 102,182 | 33% | 189,793 | 61% | 6% |
| Core Area | 4,988 | 157 | 3% | 4,296 | 86% | 11% |
| Residential Area | 16,066 | 1,253 | 8% | 13,033 | 81% | 11% |
| Expanded Area | 28,548 | 2,690 | 9% | 23,420 | 82% | 9% |

Source: 1960 U. S. Census

TABLE 10

Number and Percent of Housing Units by Condition

| | Total | % Sound with Plumbing | % Sound less Plumbing | Percent Deterior-ated | Percent Dilapi-dated | Percent Sub-Standard |
|---|---|---|---|---|---|---|
| City | 310,559 | 81% | 9% | 8% | 2% | 19% |
| Core Area | 4,988 | 33% | 40% | 15% | 12% | 67% |
| Residential Area | 16,066 | 49% | 29% | 18% | 4% | 51% |
| Expanded Area | 28,548 | 65% | 21% | 12% | 2% | 35% |

Source: 1960 U. S. Census

TABLE 11

Percent of Housing Units by Size

| Rooms/Unit | City | Core Area | Residential Area | Expanded Area |
|---|---|---|---|---|
| 1 | 14% | 50% | 40% | 26% |
| 2 | 13% | 15% | 12% | 14% |
| 3 | 16% | 17% | 18% | 21% |
| 4 | 17% | 9% | 15% | 19% |
| 5 | 22% | 5% | 9% | 12% |
| 6 | 12% | 2% | 4% | 5% |
| 7 | 4% | 1% | 1% | 1% |
| 8 | 2% | 1% | 1% | 1% |
| Median No. of Rooms | 4.0 | 1.5 | 2.3 | 2.9 |

Source: 1960 U. S. Census

TABLE 12

Percent of Housing Units by Bathroom Facilities

| | Bathrooms/Unit | | |
|---|---|---|---|
| | None or Shared | One | More than One |
| City | 12% | 76% | 12% |
| Core Area | 60% | 39% | 1% |
| Residential Area | 46% | 51% | 3% |
| Expanded Area | 30% | 65% | 5% |

Table 13

Number and Percent of Housing Units by Rent

| Gross Rent | City | Core Area | Residential Area | Expanded Area |
|---|---|---|---|---|
| $19 or less | 3.8% | 24.6% | 14.6% | 9.5% |
| 20-39 | 11.0 | 27.8 | 27.3 | 18.5 |
| 40-59 | 18.8 | 23.2 | 19.1 | 17.7 |
| 60-79 | 26.6 | 12.4 | 19.9 | 23.3 |
| 80-99 | 19.4 | 7.9 | 12.0 | 16.2 |
| 100-149 | 15.9 | 2.2 | 4.9 | 9.5 |
| 150 + | 4.5 | 1.9 | 2.2 | 5.3 |
| Total | 189,834 (100%) | 4,290 (100%) | 13,034 (100%) | 23,421 (100%) |
| Median | $73.00 | $39.00 | $45.00 | $63.00 |

Source: 1960 U.S. Census

Table 14

Number of Persons per Room

| Average No. of Persons/Room | City | Core Area | Residential | Expanded |
|---|---|---|---|---|
| 0.50 or less | 48.0% | 21.2% | 31.1% | 43.4% |
| 0.51 - 0.75 | 19.7 | 8.9 | 11.9 | 14.6 |
| 0.76 - 1.00 | 25.8 | 53.3 | 44.9 | 33.4 |
| 1.01 or more | 6.5 | 16.6 | 12.1 | 8.6 |

Source: 1960 U.S. Census

Table 15

Percentage Distribution of Net Acreage by Use

| Land Use | City | Core Area | Residential | Expanded |
|---|---|---|---|---|
| Residence | 40.0% | 26.2% | 39.2% | 52.5% |
| Commerce | 6.6 | 45.9 | 33.1 | 24.8 |
| Industry | 6.5 | 6.9 | 10.3 | 6.6 |
| Utility | 4.2 | -- | 0.1 | -- |
| Institution | 1.9 | 10.4 | 3.1 | 4.0 |
| Recreation | 14.6 | 4.7 | 2.7 | 3.6 |
| Public | 16.1 | 4.8 | 4.4 | 3.1 |
| Vacant | 10.1 | 1.0 | 7.1 | 5.4 |
| Total Net Acreage | 22,601.5 (100%) | 40.5(100%) | 224.1(100%) | 429.0(100%) |

Source: 1961-1964 Land Use Survey, San Francisco Department of City Planning

Table 16

Land Ownership in the Core Chinatown Area

| Ownership | Percent |
|---|---|
| Chinese Individuals or Businesses | 40.9% |
| Chinese Associations | 25.1 |
| Non-Chinese | 20.8 |
| Parks and Playgrounds | 7.2 |
| Churches | 6.7 |
| City | 0.3 |

Source: 1964 San Francisco Realty Index

December, 1968

# CHINATOWN RECONNAISSANCE STUDY

## Conclusions and Recommendations

The "Chinatown Reconnaissance Study" report was widely distributed and reviewed with a number of community groups, organizations, and individuals. A series of meetings were held in the community to explain the purpose and objectives of the study, to discuss relevant issues, and to consider various courses of action for the future involvement of the Planning Department in Chinatown. These meetings and discussions served to provide the staff of the Department with an understanding of community feeling concerning the possibility of preparing a comprehensive plan for Chinatown. The recommendations which follow are based upon the staff's consideration of the issues and the suggestions and reactions of the community.

1. It is recommended that the Department of City Planning undertake a two-year comprehensive planning study of the community as generally outlined in the "Chinatown Reconnaissance Study" report. This study, as proposed, would be carried out by a consultant team with the background needed to deal with the complex social and physical concerns of the community. In addition, the Department will assign a staff member at the Planner III level to work with the community and government agencies in solving more immediate kinds of issues and problems occurring during the course of the study. In effect, this staff person would act as a liaison man with the community, the Department, and other government agencies, and would coordinate the planning activities of the consultants.

The estimated cost of the two-year project is $250,000. This sum is somewhat larger than the estimate contained in the "Chinatown Reconnaissance Study" report. The difference is due to the fact that the original estimate noted in the report was based upon substantial utilization of the Department's planning staff, while the present estimate is based upon the costs of using predominantly consultant services to carry out the project. Moreover, since the preparation of the reconnaissance report, an additional evaluation was made of cost requirements for survey and planning work in Chinatown, and it was determined that costs be adjusted to reflect some rather special considerations in this area. Consequently, consultant services are recommended as the best approach because of the special kinds of skills that will be required, such as Chinese language-speaking ability and knowledge of survey techniques, and because of the number of other work projects the Department is committed to and must manage in the coming 18 months with its existing staff.

2. It is further recommended that a broadly-based citizens advisory committee be established of up to 30 people who live and work in the community. This committee would advise the Planning Commission, staff, and planning consultants throughout the entire planning process. The objective of this recommendation is to make citizen participation an integral part of the planning process and to involve a variety of points of view in the determination of development goals, objectives, policies and priorities. For this reason, the committee should be as widely based as possible including property owners, residents, businessmen, professionals, the youth, the elderly, and others.